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7 *Attorneys for plaintiff and counter-defendant*

Bank of America, N.A., successor by merger to

8 *BAC Home Loans Servicing, LP fka Countrywide*

Home Loans Servicing LP

9 **UNITED STATES DISTRICT COURT**

10 **DISTRICT OF NEVADA**

11
12 BANK OF AMERICA, N.A., successor by
13 merger to BAC HOME LOANS SERVICING, LP
14 FKA COUNTRYWIDE HOME LOANS
15 SERVICING LP,

16 Plaintiff,

17 vs.

18 VALLEY VIEW MEADOWS HOMEOWNERS
19 ASSOCIATION, INC.; NEVADA
20 ASSOCIATION SERVICES, INC.; PREMIER
21 ONE HOLDINGS, INC.; and LIN & YEH, INC.,

22 Defendants.

23 PREMIER ONE HOLDINGS, INC.,

24 Counterclaimant,

25 vs.

26 BANK OF AMERICA, N.A., successor by
27 merger to BAC HOME LOANS SERVICING, LP
28 FKA COUNTRYWIDE HOME LOANS
SERVICING LP; DOES 1 through 10; and ROE
CORPORATIONS 1 through 10, INCLUSIVE,

Counter-defendants.

Case No.: 2:16-cv-00275-JCM-CWH

**STIPULATION AND ORDER OF FINAL
JUDGMENT AND QUIET TITLE**

Plaintiff and counter-defendant Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP (**BANA**), defendant Valley View Meadows Homeowners Association, Inc. (**Valley View**), defendant and counterclaimant Premier One

1 Holdings, Inc. (**Premier One**), defendant Lin & Yeh, Inc. (**Lin**), and defendant Nevada Association
2 Services, Inc. stipulate as follows:

3 1. This matter relates to real property located at 913 High Mountain Street, Henderson,
4 Nevada 89015, more specifically described as:

5 LOT TWENTY-THREE (23) IN BLOCK FOUR (4) OF VALLEY VIEW
6 MEADOWS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 67 OF PLATS,
7 PAGE 75, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY,
8 NEVADA,

9 A.P.N. No. 179-21-212-053 (the **property**).

10 2. BANA is the beneficiary of record of a deed of trust encumbering the property dated
11 February 10, 2009 and recorded with the Clark County Recorder on February 25, 2009, as Instrument
12 No. 20090225-0004003 (the **deed of trust**).

13 3. Valley View recorded a foreclosure deed dated March 8, 2013 with the Clark County
14 Recorder on March 11, 2013, as Instrument No. 201303110003440 (**HOA foreclosure deed**),
15 reflecting Valley View sold the property to Premier One at a foreclosure sale on March 8, 2013 (the
16 **HOA sale**).

17 4. Lin was the beneficiary of record of two short form deeds of trust recorded against the
18 property: (1) a short form deed of trust with assignment of rents dated October 22, 2013 and recorded
19 with the Clark County Recorder on August 12, 2014, as Instrument No. 20140812-0001455, and (2) a
20 short form deed of trust with assignment of rents dated October 22, 2013 and recorded with the Clark
21 County Recorder on August 12, 2014, as Instrument No. 20140812-0001457 (collectively, the **short**
22 **form deeds of trust**).

23 5. The parties have entered into a confidential settlement agreement in which they have
24 settled all claims between them in this case.

25 6. Premier One has transferred all interest it acquired as a result of the HOA sale and
26 HOA foreclosure deed to BANA, as the quitclaim deed attached as **Exhibit A** reflects.

27 7. Lin has reconveyed the short form deeds of trust, as the full reconveyances attached as
28 **Exhibit B** reflect.

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8. The parties agree title to the property is quieted in BANA's favor. Premier One and Lin disclaim all right, title or interest in the Property as a result of the HOA sale, HOA foreclosure deed and short form deeds of trust.

This the 20th day of November, 2018.

AKERMAN LLP

/s/ Jared M. Sechrist, Esq.

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*Attorneys for Bank of America, N.A., successor
by merger to BAC Home Loans Servicing, LP
f/k/a Countrywide Home Loans Servicing LP*

This the 20th day of November, 2018.

HONG & HONG

/s/ Joseph Y. Hong, Esq.

JOSEPH Y. HONG, ESQ.

Nevada Bar No. 5995

10781 West Twain Avenue

Las Vegas, Nevada 89135

*Attorneys for Premier One Holdings, Inc. and
Lin & Yeh, Inc.*

This the 20th day of November, 2018.

BOYACK ORME & ANTHONY

/s/ Michael Van Luven, Esq.

EDWARD D. BOYACK, ESQ.

Nevada Bar No. 5229

MICHAEL VAN LUVEN, ESQ.

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7432 W. Sahara Avenue

Las Vegas, Nevada 89117

*Attorneys for Valley View Meadows
Homeowners Association*

This the 20th day of November, 2018.

NEVADA ASSOCIATION SERVICES, INC.

/s/ Brandon E. Wood, Esq.

BRANDON E. WOOD, ESQ.

6625 S. Valley View Blvd., Suite 300

Las Vegas, NV 89118

Attorney for Nevada Association Services, Inc.

ORDER

Based on the above stipulation between plaintiff and counter-defendant Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP (**BANA**), defendant Valley View Meadows Homeowners Association, Inc. (**Valley View**), defendant and counterclaimant Premier One Holdings, Inc. (**Premier One**), defendant Lin & Yeh, Inc. (**Lin**), and defendant Nevada Association Services, Inc. (**NAS**), and good cause appearing therefore,

IT IS ORDERED title to the real property located at 913 High Mountain Street, Henderson, Nevada 89015, A.P.N. No. 179-21-212-053 is quieted in BANA's favor.

IT IS FURTHER ORDERED BANA shall be entitled to record this stipulation and order with the Clark County Recorder, in accordance with the recorder's rules.

IT IS FURTHER ORDERED all claims in this case are dismissed with prejudice, each party to bear its own attorneys' fees and costs. This is the final judgment of the court.

Trial scheduled for December 3, 2018, is hereby VACATED.


UNITED STATES DISTRICT COURT JUDGE

November 27, 29018

DATED: _____

SUBMITTED BY:

AKERMAN LLP

/s/ Jared M. Sechrist, Esq.

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